

The Relations between Spatial Structure and Land Price

Authors : Jung-Hun Cho, Tae-Heon Moon, Jin-Hak Lee

Abstract : Land price contains the comprehensive characteristics of urban space, representing the social and economic features of the city. Accordingly, land price can be utilized as an indicator, which can identify the changes of spatial structure and socioeconomic variations caused by urban development. This study attempted to explore the changes in land price by a new road construction. Methodologically, it adopted Space Syntax, which can interpret urban spatial structure comprehensively, to identify the relationship between the forms of road networks and land price. The result of the regression analysis showed the 'integration index' of Space Syntax is statistically significant and has a strong correlation with land price. If the integration value is high, land price increases proportionally. Subsequently, using regression equation, it tried to predict the land price changes of each of the lots surrounding the roads that are newly opened. The research methods or study results have the advantage of predicting the changes in land price in an easy way. In addition, it will contribute to planners and project managers to establish relevant policies and smoothing urban regeneration projects through enhancing residents' understanding by providing possible results and advantages in their land price before the execution of urban regeneration and development projects.

Keywords : space syntax, urban regeneration, spatial structure, official land price

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